This project re-envision the commercial strips, shopping places and mid-20th century neighborhoods of the Cities of Alcoa and Maryville. It generates ideas for connecting walkable, bikeable neighborhoods with nearby offices and shops. It also suggests opportunities for infill development and green infrastructure.

**CONCEPTS**

Redevelop our vacant and underutilized land.

Maneuvering Midland Plaza as a major, mixed-use center by reclaiming the vast parking lot for additional retail and office uses. This development will provide a great opportunity for the area and enhance the neighborhood.

Provide options for people who don’t drive.

This project considers our regional planning such as Home Avenue and Hall Road into complete streets that are safe for all users, including children and elderly, people with disabilities, and pedestrians and bicyclists. It also suggests options for a future transit system.

Transform our streets and create iconic city places.

Streets become safer and more attractive with a complete streetscape, the addition of non-vehicle users, and the proper use of streets. Complete streets are safer for all users, including families, pedestrians, and bicyclists. In addition, complete streets are more attractive to businesses, which means more economic opportunities.

Endure a mix of uses for housing types.

The addition of new housing, businesses, and apartments also helps to maintain our buildings that are commercial in purpose, ensures the diversity of housing available. The addition of walkable residential density, especially near the ridge of Mason Family neighborhood, near the greenway, and around Midland Mall Shopping Center, also adds convenience to the nearby shopping areas.

Preserve our natural filters.

Building green spaces into developed areas, especially in the form of natural bioremediation treatment, adds beauty, clear stormwater management, and reduces infrastructure costs.

**About PlanET Demonstration Projects**

This project is part of the A Plan East Tennessee Demonstration Project, a regional partnership of communities from Anderson, Blount, Knox, Loudon, and Union counties formed to ask East Tennesseans these questions: Will we be healthy? Is action needed to make certain our children thrive in the communities they inherit? PlanET is a planning grant from the United States Department of Housing and Urban Development.

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Many streets, including Home Avenue and Bessemer Road, connect neighborhoods to new commercial areas. These concepts show how streets can be safer for all users, including families, pedestrians, and bicyclists. In addition, complete streets are more attractive to businesses, which means more economic opportunities.

**OPPORTUNITIES AND CONSTRAINTS**

The intensity of impervious areas on the site increases in the future, and the potential for stormwater management requires careful consideration. This architectural vision for public space near the Blount County Library provides for a variety of uses, including an active neighborhood park and recreation center, and an expanded cultural center. This master plan vision shows potential buildout in the study area that could accommodate a variety of uses, from residential to commercial.

**MASTER PLAN CONCEPT**

This master plan demonstrates the types of greenway construction that could be accommodated in varying landscapes within the study area as the network is expanded.

**Greenway Connection Opportunities**

These concepts demonstrate the types of greenway construction that could be accommodated in varying landscapes in the study area as the network is expanded.

**GEOGRAPHIC**

A. Valley (data derived from USGS National Map)

B. Urban (data derived from Esri ArcMap toolbox)

C. Rail (data derived from Esri ArcMap toolbox)

D. Road (data derived from Esri ArcMap toolbox)

E. School (data derived from Esri ArcMap toolbox)

F. Public Library

G. Blount County Library

H. Community Park and Gardens

I. Neighborhood Pathways

J. Trailwoman's Garden

K. Regional Greenway

L. Ryland-Owen's Pocket Park

M. Neighborhood Park and Recreation Center

N. Richard Murray Elementary School

O. Alcoa Town Hall

P. Midland Mall Shopping Center

Q. Alcoa Health Center

The concepts shown on the site plan reflect the idea of a greenway that connects neighborhoods of the Cities of Alcoa and Maryville. It generates ideas for connecting walkable, bikeable neighborhoods with nearby offices and shops. It also suggests opportunities for infill development and green infrastructure.